

**Proposed Terms of Zoning Agreement**  
**519 2<sup>nd</sup> Avenue North**

**Zoning District:**

IH – Heavy Industrial District, subject to a Zoning Agreement

**Use of Land:**

- 1) A Brewery and its ancillary uses, including:
  - a) retail sales;
  - b) offices and meeting rooms;
  - c) event and tour space related to brewery operations;
  - d) packaging of beverage alcohol that is manufactured off-site; and
  - e) production of non-alcoholic beverages.
- 2) A commercial development with commercial rental units having direct access from 2<sup>nd</sup> Avenue, limited to an overall gross floor area not exceeding 690 m<sup>2</sup>, and containing uses limited to:
  - a) retail stores;
  - b) offices;
  - c) personal service trades;
  - d) medical clinics;
  - e) bakeries;
  - f) health clubs;
  - g) commercial recreation uses;
  - h) restaurants and lounges;
  - i) cannabis retail stores (subject to applicable separation distances);
  - j) photography studios; and
  - k) financial institutions.
- 3) All uses of land, buildings and industrial processes that may be noxious or injurious, or constitute a nuisance beyond the boundaries of the subject site, by reason of the production or emission of dust, smoke, refuse, matter, odour, gas, fumes, noise, vibration or other similar substances or conditions are prohibited.

**Commercial Storefronts:**

Commercial rental units relating to the commercial development described in the Use of Land shall, to the extent that is possible:

- 1) have direct access from 2<sup>nd</sup> Avenue;
- 2) contain elements of an active frontage; and
- 3) be designed in a manner that is sensitive to the heritage significance of the property.

**Setbacks:**

- 1) front Yard Setback (East): 0.0 m;
- 2) front Yard Setback (West): 0.0 m;
- 3) side Yard Setback (North): 0.0 m; and
- 4) side Yard Setback (South): 0.0 m.

**Landscaping and Screening:**

Landscaping of the site is to consist of:

- 1) The triangular area indicated on the site plan at the northeast corner of the site to be landscaped to the satisfaction of the Development Officer.
- 2) Planters to be integrated into the base of the new addition along 2<sup>nd</sup> Avenue and 26<sup>th</sup> Street where possible.
- 3) Surface parking areas at the southwest and northeast corners of the site shall be adequately screened from front streets and flanking streets by fencing or other similar treatments to the satisfaction of the Development Officer.

**Parking:**

- 1) minimum of 45 spaces on-site;
- 2) minimum parking required for the commercial development at a rate of one space per 115 m<sup>2</sup> of gross floor area;
- 3) minimum of six short-term bicycle parking spaces; and
- 4) one barrier-free space to be provided in the surface parking area accessed from Queen Street.

**Signage:**

No electronic message centres or static digital billboards permitted on the east building elevation above a height of 7.3 m facing towards the adjacent residential area.

**Attached Site Plan/Elevations:**

- Site plan and building elevations will be attached to the Agreement. Development must be in substantial conformance with these plans.
- The final locations of glazing on the new addition may be adjusted in coordination with final interior equipment layout.

**Other:**

All other regulations of the IH District and general regulations of the Zoning Bylaw shall apply.